



Framlingham, Woodbridge

Guide Price £185,000

- No Onward Chain
- Great Charm & Character
- Electric Heating
- Two Bedrooms
- Fitted Kitchen / Diner
- Double Glazing
- Ideal First Time Buy
- Low Maintenance Rear Garden
- EPC - E

Station Terrace, Framlingham

A delightful mid terrace Victorian cottage situated within walking distance from the town centre of Framlingham. The mid Suffolk market town of Framlingham can be traced to an entry in the Domesday Book (1086). The medieval Framlingham Castle is a major feature and tourist attraction for the area, along with its historic market place and eclectic range of buildings, variety of shops, cafes and restaurants. The town is home to the comprehensive secondary Thomas Mills High School and the independent school Framlingham College. The nearby town of Saxmundham (8 miles) has a railway station and connects to the A12 and the Suffolk Heritage Coast.



Council Tax Band: B



DESCRIPTION

Accessed via a private road, Station Terrace is a row of Victorian red brick former railway worker cottages, situated within walking distance of the town centre of this most sought after of Mid Suffolk market town. Set back from the road with a small shingle and paved garden with lean too store and stepping stones leading to the entrance door. To the rear is a secluded garden, partially paved with the remainder being laid to artificial grass. The accommodation with double glazing and independent electric heating comprises:

ACCOMMODATION

ENTRANCE LOBBY

Opaque entrance door. Tiled floor. Plumbing for washing machine.

SHOWER ROOM

Suite comprising tiled shower cubicle, hand basin and W.C. Floor and wall tiling. Opaque window.

KITCHEN / DINING ROOM

Fitted with a range of base and wall cupboards, work surfaces with tiled surrounds and single drainer stainless steel sink unit. Tiled floor and window to rear. Staircase rising to the first floor.

SITTING ROOM

Brick fireplace and heath. Windows and glazed door opening to the garden.

FIRST FLOOR

LANDING

BEDROOM ONE

Window to front elevation. Built in storage cupboards.

BEDROOM TWO

Window overlooking the garden.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20631/RDB.

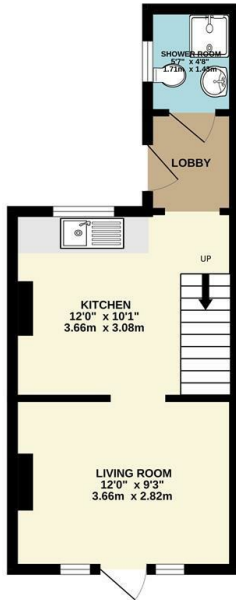
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

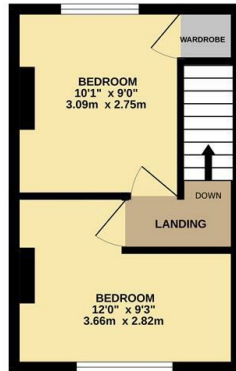




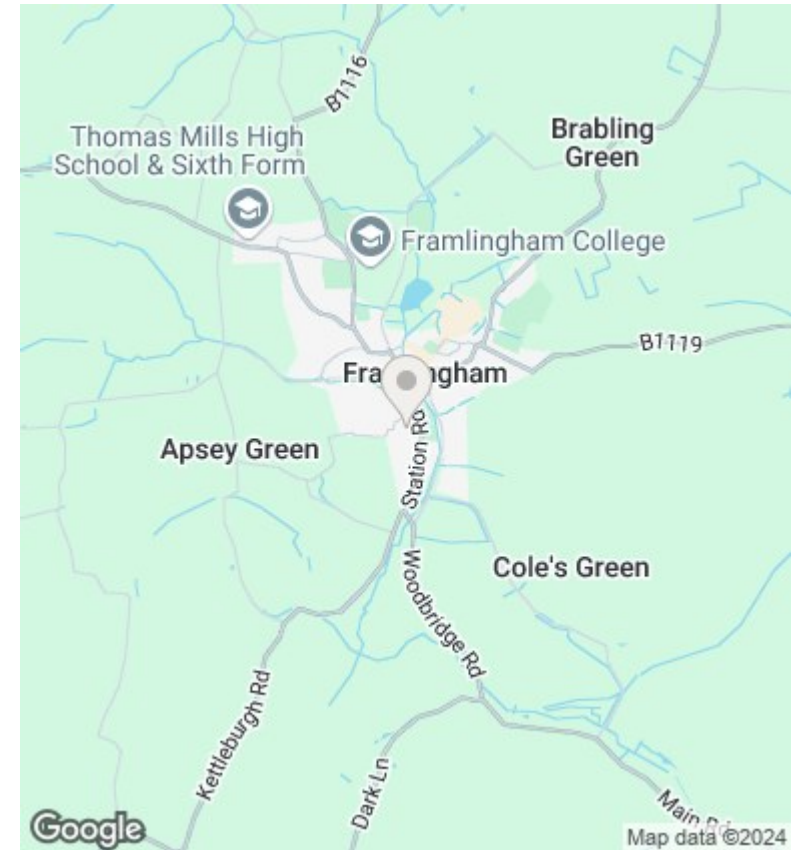
GROUND FLOOR
279 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
228 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 507 sq.ft. (47.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to the accuracy of efficiency class ratings.
Made with floorplan ©2024

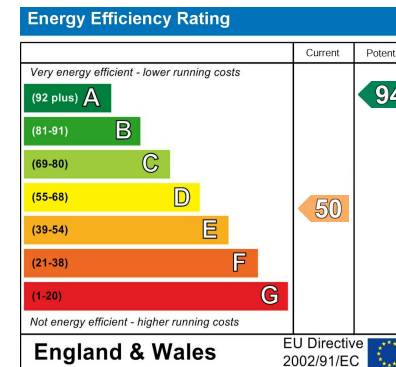


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com